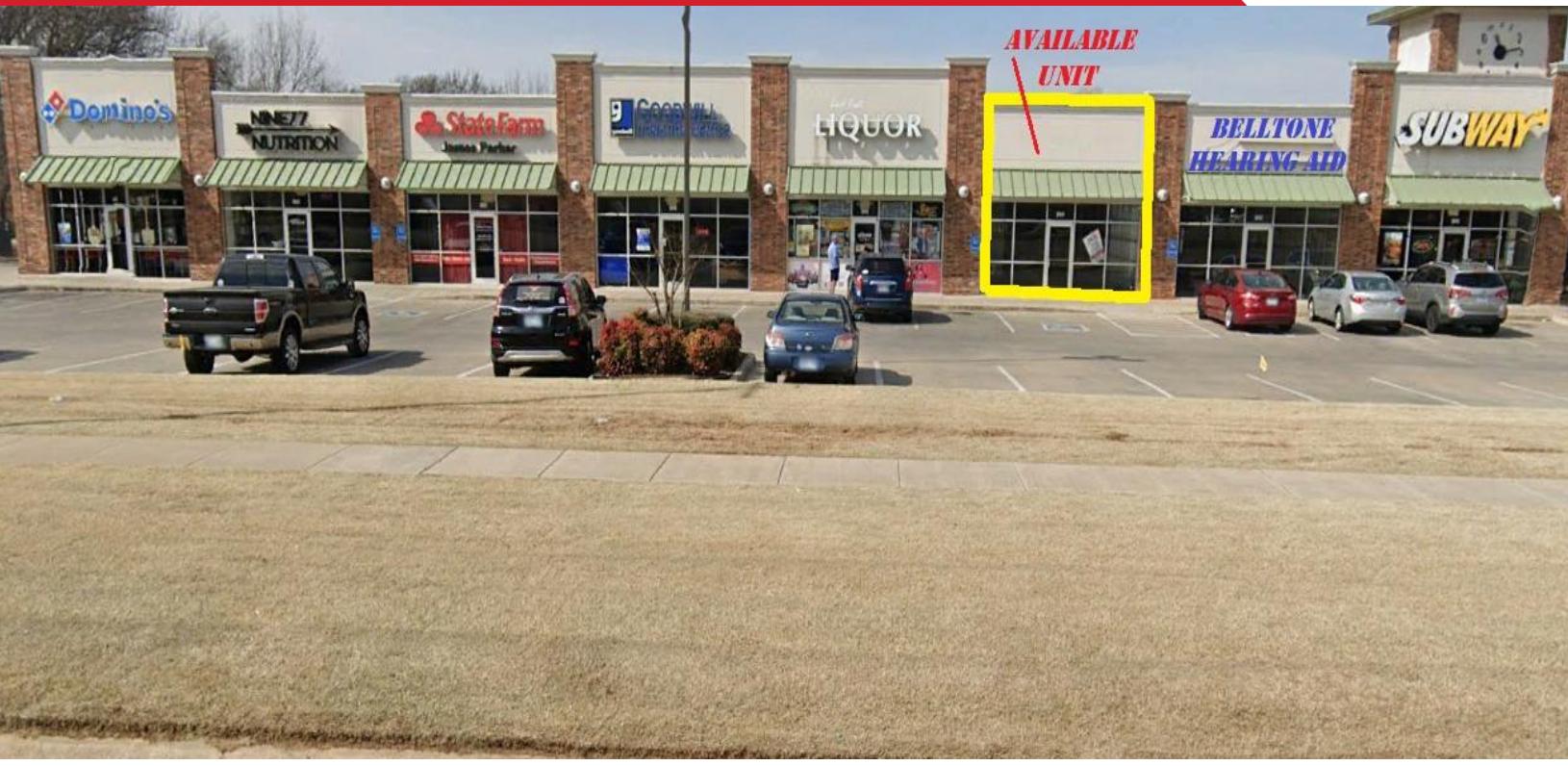


EMPIRE PLAZA RETAIL CENTER

FOR LEASE

3040 S. Classen Blvd.
Norman, OK 73071



OFFERING SUMMARY

Base Rent: **\$21/psf + NNN**

NNN: **\$5.50/psf**

Total Available: **1,490 sf**

Year Built: **2008**

Building Size: **12,000 sf**

Lot Size: **1.87 acres**

Zoning: **C-2 Commercial**

Market: **Norman**

Traffic Counts:
21,067 North Hwy 77
18,662 South Hwy 77
32,800 West Hwy 9
15,200 East Hwy 9

PROPERTY OVERVIEW

EMPIRE PLAZA has one (1) 1490 sf unit available! This is the *last* unit available in a thriving new area! Located at Hwy 9 & Hwy 77, the area is exploding with new growth include: *Life Church, Taco Bell, Buffalo Wild Wings, McDonalds, Super Wal-Mart, Starbucks, Domino's Pizza, Subway, Circle-K, Athletic Loft Gym, ALDI, Target, Popeyes and Panda Express*. An abundance of apartment complexes, residential homes and large companies in the immediate area make the traffic counts extremely impressive. Make Empire Plaza the home for your new business today!

LOCATION OVERVIEW

EMPIRE PLAZA is located just south of the intersection of Hwy 9 and Hwy 77 in Norman, Oklahoma. It is one (1) mile from the University of Oklahoma campus and 2 miles north of Noble, Oklahoma.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	5,064	29,708	52,183
Total Population	12,049	72,505	125,631
Average HH Income	\$80,712	\$74,849	\$74,773

CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB COMMERCIAL REAL ESTATE CO., LLC
P.O. BOX 639, NORMAN, OK 73070
(405) 473-7653 (direct) | (405) 447-7124 (fax)
scott.heiple@hcbcommercial.com - (email)

www.hcbcommercial.com - (web site)



EMPIRE PLAZA

Area Pictures



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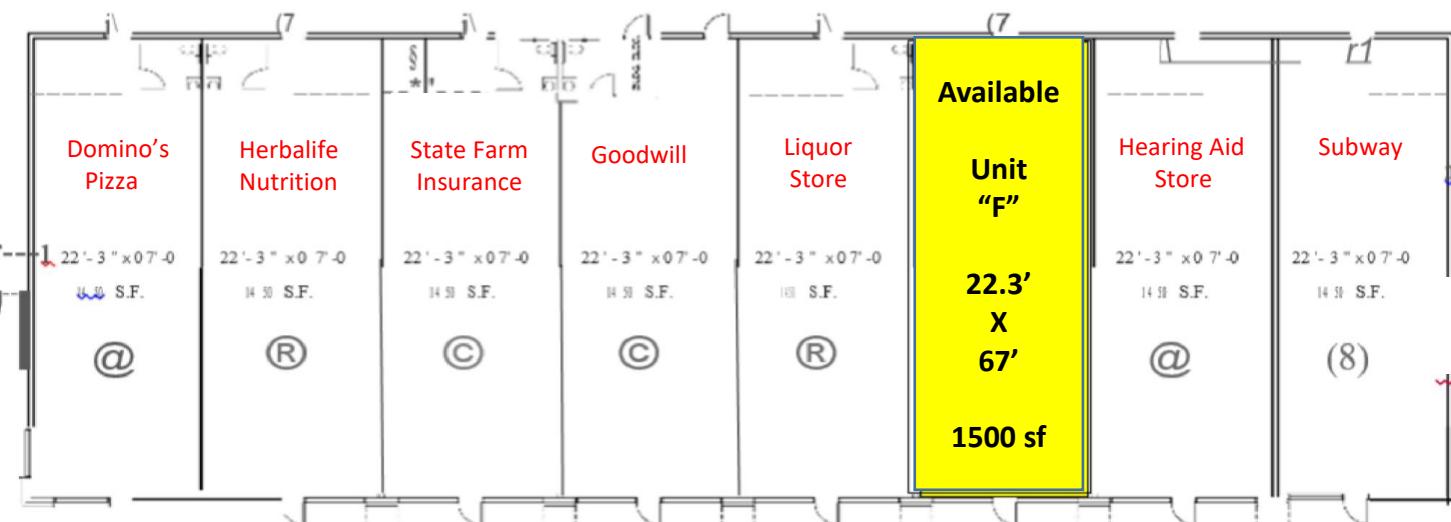
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Floor Plan and Site Map



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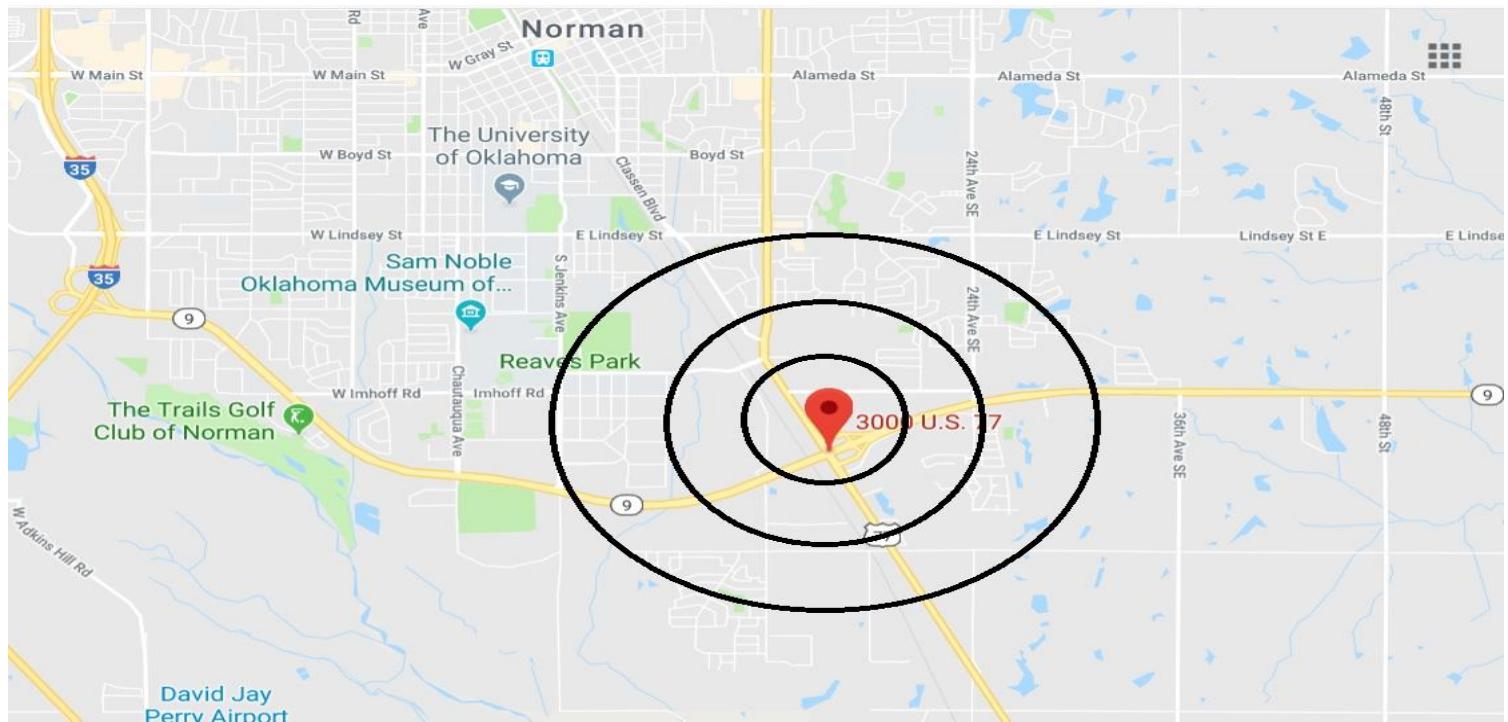
www.hcbcommercial.com - (web)



EMPIRE PLAZA RETAIL CENTER



Demographics



POPULATION	1 Mile	3 Miles	5 Miles
Total population	12,049	72,505	125,631
Median age	26.1	31.0	39.9
Median age (male)	26.2	33.2	38.8
Median age (Female)	26.8	32.2	39.6
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	5,064	29,708	52,183
# of persons per HH	2.4	2.4	2.4
Average HH income	\$80,712	\$74,849	\$74,773
Average house value	\$164,95	\$187,66	\$174,99

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